

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson

A photograph of a row of three terraced cottages. The central cottage is white with a blue door and two windows. The cottage to its left is yellow with a white door and two windows. The cottage to its right is partially visible. The sky is blue with white clouds. A chimney with several pots is visible on the roof of the yellow cottage.

1 Dolphin Cottages

Mill Green, Lyme Regis

1 Dolphin Cottages

Mill Green
Lyme Regis
Dorset DT7 3PL

A character two bedroom cottage with its own parking and garden, within easy walking distance of the sea and shops.



- Unlisted period cottage
 - Parking
 - Detached garden
- Immaculate order throughout
- Successful holiday business

Offers In Excess Of **£400,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This delightful property resides in a prime location in the beautiful coastal town of Lyme Regis. Presently used as a profitable holiday let as well as a second home, the cottage has been lovingly maintained by its present owners and is in excellent order throughout. Character features and contemporary styling blend seamlessly to create a comfortable and desirable home. To complete this perfect package the property also benefits from its own parking space and garden.

ACCOMMODATION

The accommodation is set across two floors and access is gained either through a shared hallway or through the garden which has parking beyond. The main reception room is focused around an attractive gas fire and offers a comfortable entertaining space. The kitchen has a comprehensive range of units in soft cream and finished in solid wood. Integrated items include an electric hob, oven and dishwasher, with space for a washing machine. There is also a cloakroom.

Upstairs, you will find two bedrooms with views over the rooftops - the principal bedroom is particularly impressive. The modern family bathroom completes the accommodation for this delightful property.

OUTSIDE

The property has parking which is a precious commodity in Lyme Regis. Located close to the parking, you will find the enclosed south-west facing garden which is surrounded by mature trees and shrubs making it a sanctuary away from the bustle of town. The property has shared access off the main street with 2 Dolphin Cottages and to the rear from the garden. There is also another access to the rear used by 2 Dolphin Cottages.

SITUATION

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. The town has an excellent selection of facilities including many independent shops, convenience stores and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and powerboat clubs.

DIRECTIONS

What3words///prefix.classic.optimally

SERVICES

Mains water, electricity, gas and drainage. Gas central

heating.

Broadband - Superfast speed available.

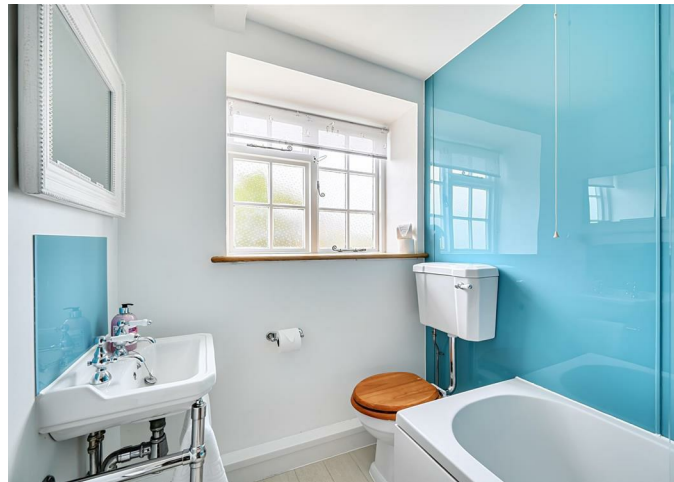
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: D

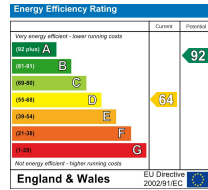
LOCAL AUTHORITY

Dorset Council - 01305 251010

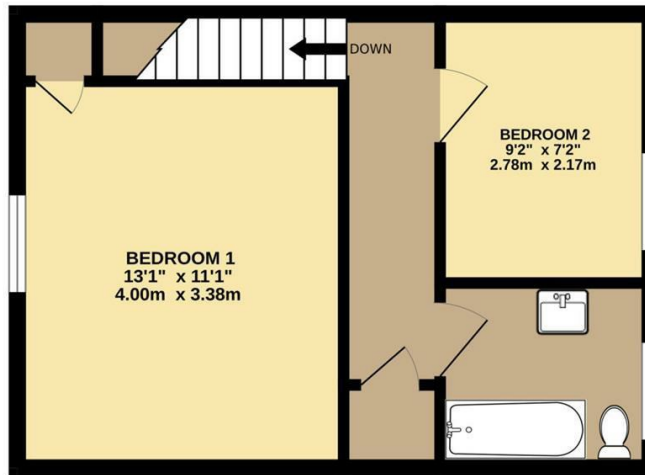
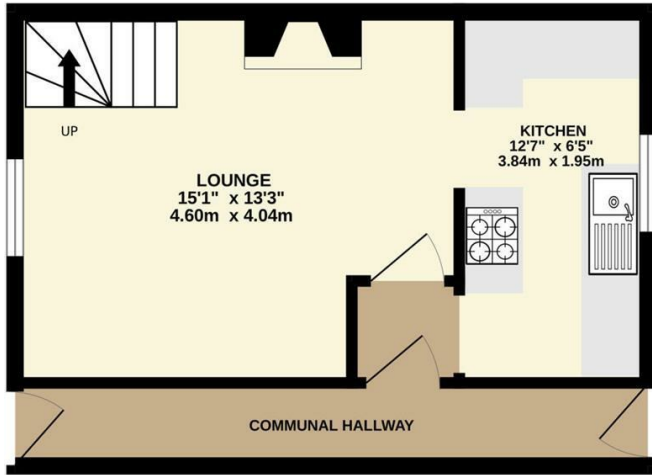
Tax Band: Business rates apply as property currently owned as a holiday let.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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